

AlUla Central & South

Commercial Typology Design Guidelines

May 2024



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Commercial Typology Design Guidelines

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1. Introduction

Master Plan Vision

‘Achieving sustainable urban transformation – future resilience and knowledge for the benefit of the local and global community.’

Master Plan 2: AIUla Central and South

The AIUla Master Plan 2 districts house the maximum population within the County and are strong anchors for urban growth. The key districts within Master Plan 2 are AIUla Central, AIUla South, Mughayra, Abu Zuraib and Outer Core Areas.

The intent of the Master Plan Area 2 is to provide support to the other 3 Master Plan Areas, as MP2 earmarks the arrival to AIUla. The MP2 area houses the primary urban and service areas for the wider county.

The Detailed Plan development for AIUla Central and South (2023) is a comprehensive Master Plan for those districts.





Villa Hegra

Old House
Boutique Hotel

HOP Housing

AlUla Central
Tram Station

Eastern Canyon
Urban Centre

Urban SEED

Tram Depot

Stadium

Hijaz Tram
Station

Hijaz Train
Station

Sayya Park

Urban SEED

Urban SEED

Urban SEED

AlUla Sports &
Outdoor Play
Centre

Urban SEED

Figure 1: AlUla Central and South Illustrative Master Plan (2023)

2. Purpose of this Document

This guideline aims to regulate commercial land use typology in AlUla Governorate and setting the mandatory design requirements as described in the guideline.

The land uses across AlUla Central and South districts are grouped by type (landuse level 1) and broken down into individual land uses (landuse level 2). Each of the land uses has a corresponding land use code. Figure 2 illustrates the land uses that have been distributed across the districts. This guideline provides the Land use typology mandatory design guidelines for Commercial plots to be developed within these districts, as outlined in the below table.

Table 1: Commercial Land Use Typologies Guidelines List (Base Districts)

| Landuse Code | Landuse Code Level 2 | Land Use Level 1 | Land Use Level 2 |
|---------------------|----------------------|------------------------------|-----------------------------------|
| HO (Hospitality) | H1 | Commercial Hospitality | Hotel (Low Density) |
| | H2 | Commercial Hospitality | Hotel (Medium Density) |
| | H3 | Commercial Hospitality | Hotel (High Density) |
| | H4 | Commercial Hospitality | Resort |
| OF (Offices) | MUO | Commercial Services - Office | Mixed Use Office |
| | O | Commercial Services - Office | Office |
| | BP | Commercial Services - Office | Business Park |
| RT (Retail) | RT1 | Commercial Services - Retail | District Centre Retail & F&B |
| | RT2 | Commercial Services - Retail | Neighborhood/Local Retail and F&B |
| | RT3 | Commercial Services - Retail | Warehouse Retail |





LEGEND

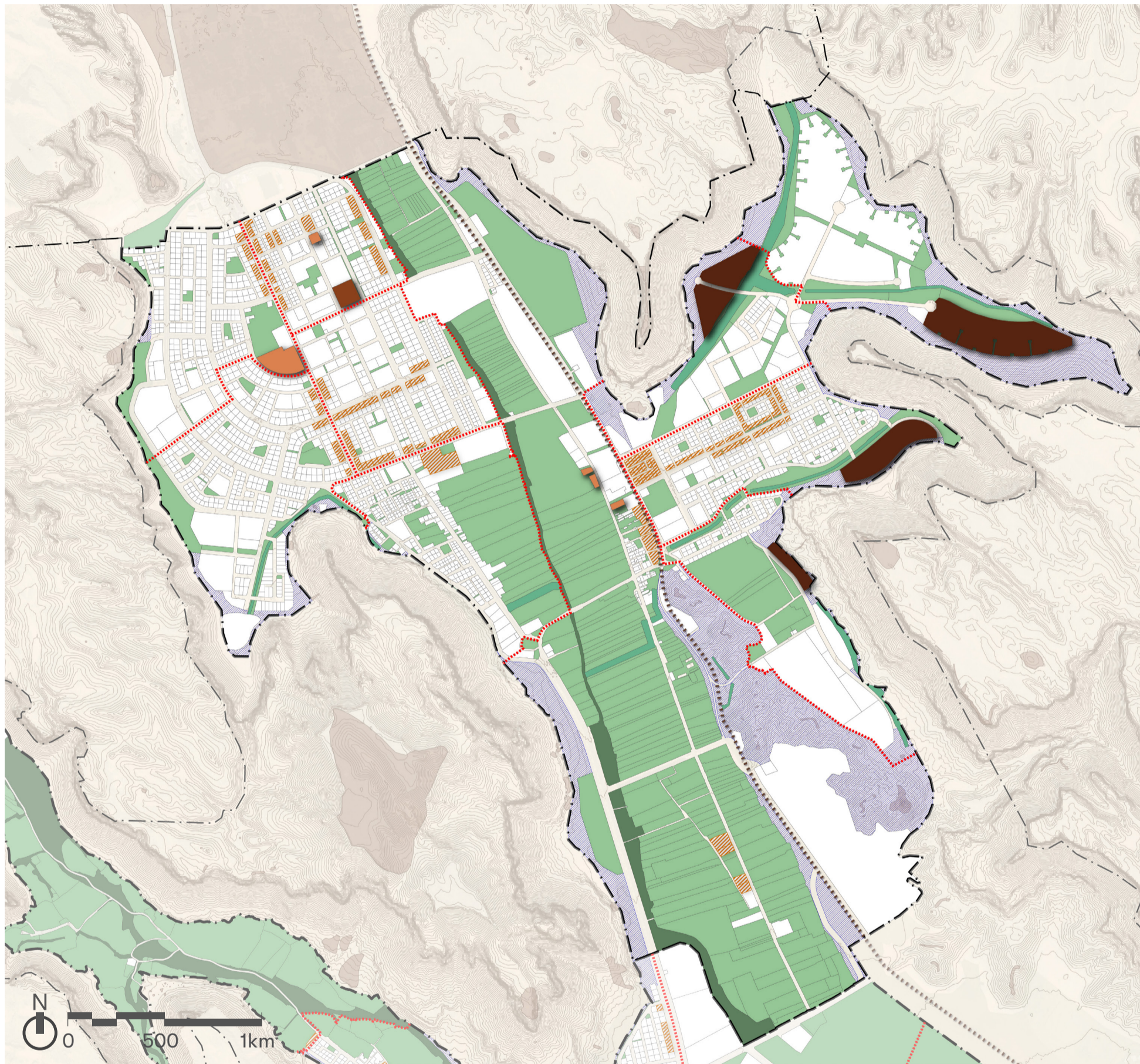
- R1-Residential High Density
- R2-Residential Medium Density 2
- R3-Residential Medium Density 1
- R4-Residential Low Density
- R4a-Residential Low Density - Luxury
- R5-Residential Special
- R6-Residential Agriculture
- R7-Residential Affordable
- MU-Planned Unit Development
- MUR1-Residential Mixed Use High density
- MUR2-Residential Mix Use Low to Medium density
- H1-Hotel (Low Density)
- H2-Hotel (Medium Density)
- H3-Hotel (High Density)
- H4-Resort
- MUO-Mixed Use Office
- O-Office
- BP-Business Park
- RT1-District Centre Retail & F&B
- RT2-Neighbourhood/Local Retail and F&B
- RT3-Warehouse Retail
- CS-Cultural Services
- HI-Heritage Assets
- ED1-Kindergarten
- ED2-School
- ED3-University
- ED4-Special Institute
- GS1-Government Offices
- HF1-Hospital
- HF2-Health Centre/Clinic
- RF1-Juma Mosque
- RF2-Local Mosque
- RF3-Other Facilities
- REC1-Stadium
- REC2-Sports Centre
- REC3-Recreational Club
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No build Zones
- EN2-Irrigation Channels



Figure 2: AlUla Central and South Land Use Level 2 Plan (2023)

3. Commercial Hospitality Design Requirements

AIUla Central Commercial Hospitality Land Use Distribution Plan

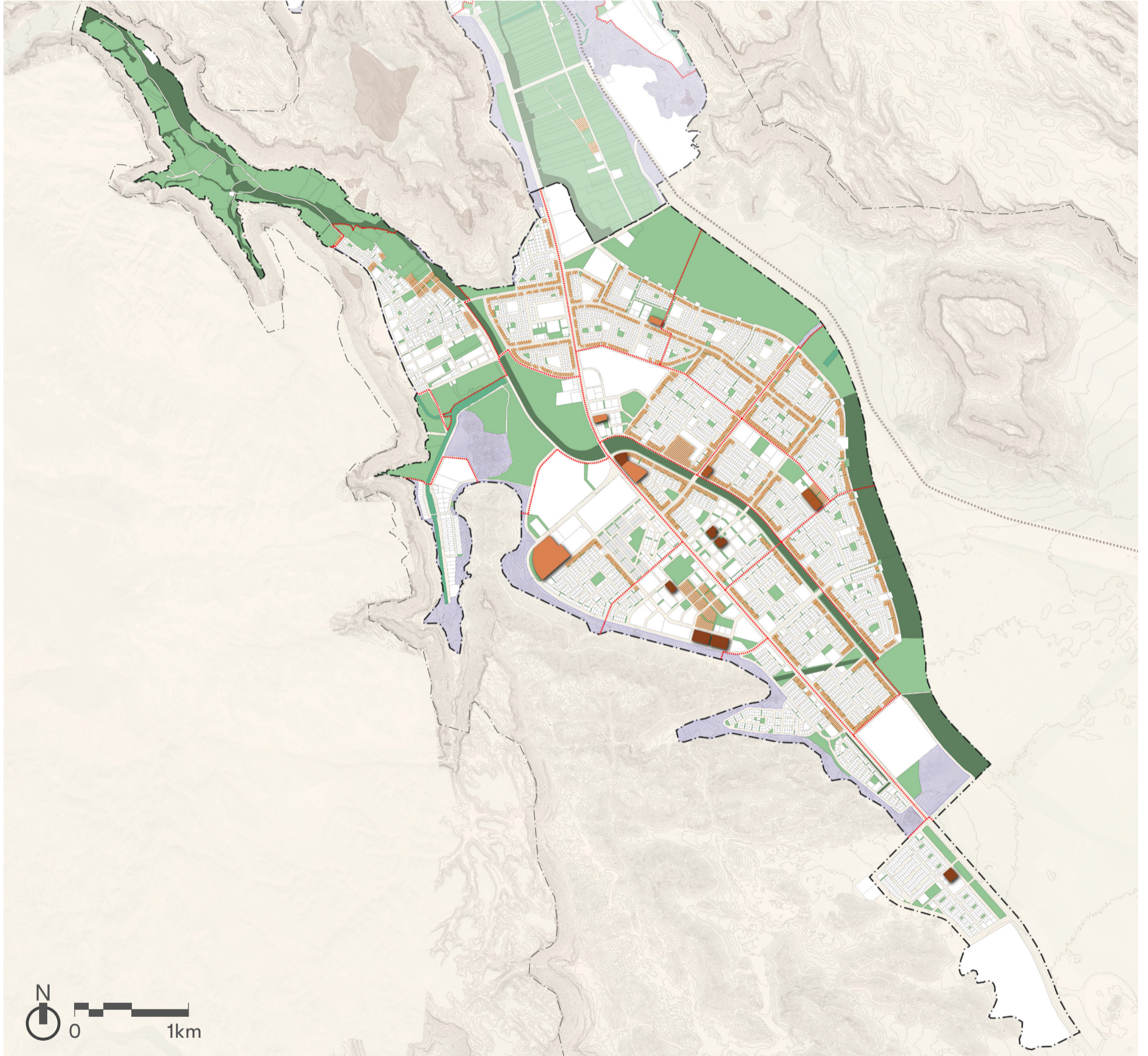


LEGEND

- Permitted Residential Hospitality
- H1-Hotel (Low Density)
- H2-Hotel (Medium Density)
- H3-Hotel (High Density)
- H4-Resort
- WA-Wadi
- Farms and open spaces
- EN2-Irrigation Channels
- EN1-No build Zones



AlUla South Commercial Hospitality Land Use Distribution Plan



LEGEND

- Permitted Residential Hospitality
- H1-Hotel (Low Density)
- H2-Hotel (Medium Density)
- H3-Hotel (High Density)
- H4-Resort
- WA-Wadi
- Farms and open spaces
- EN2-Irrigation Channels
- EN1-No build Zones

Commercial Hospitality Design Requirements

Category H1: HOTEL LOW DENSITY

General Description: The Hotel Low Density (H1) is a land use established for low density hotels uses within the AIUla Central and South districts to provide the critical hospitality for AIUla. The Requirements provided in Tthe below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Hospitality |
| Land use Level 2 | Hotel (Low Density) |
| Permitted Uses | <ul style="list-style-type: none"> • Hospitality Uses • F&B |
| Prohibited Uses | <ul style="list-style-type: none"> • Industrial uses • Major infrastructure • General commercial use |
| Conditional Uses | <ul style="list-style-type: none"> • Standalone food outlet with less than 50 seats • Serviced Residential • Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> • Car parking garage • Guard house • Staff quarters • Store rooms |
| Average Plot Size | N/A |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 70% |
| Minimum Landscape Coverage | 15% |
| Maximum FAR | 0.8 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 13.2m (metres) (including maximum 1.2m parapet); 3 storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | 4m |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|------------------------------------|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> • No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |
| Mechanical Equipment | <ul style="list-style-type: none"> • At grade water tank and mechanical equipment: Shall be located to the side or rear of the building • At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities |

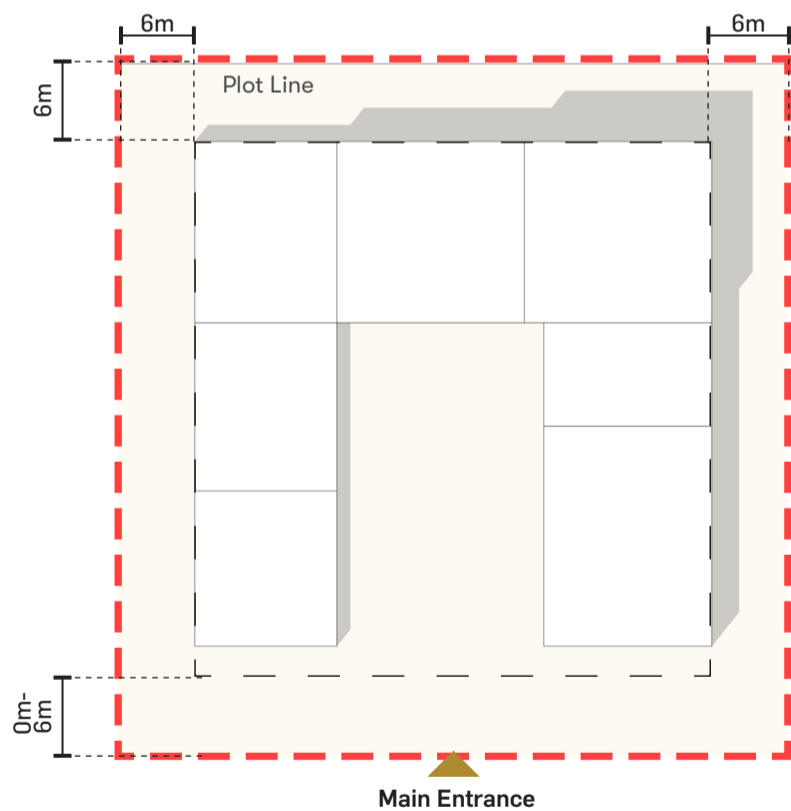
Development Requirements

Parking

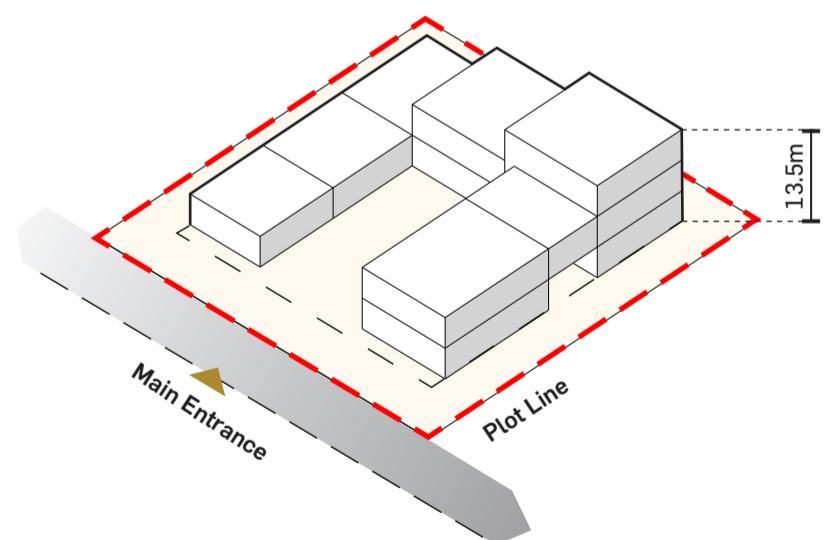
| | |
|------------------|---|
| Parking Rate | 0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan) |
| Parking Location | Required parking stalls shall be provided within the lot boundary |

Fencing and Walls

| | |
|-------------------------|---------------|
| Location | Not permitted |
| Height of Boundary wall | N/A |



PLAN



3D VIEW

Figure 3: AIUla Hotel (Low Density) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Design Requirements

Category H2: HOTEL MEDIUM DENSITY

General Description: The Hotel Medium Density (H2) is a land use established for medium density hotels uses within the AIUla Central and South districts to provide the critical hospitality for AIUla. The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Hospitality |
| Land use Level 2 | Hotel (Medium Density) |
| Permitted Uses | <ul style="list-style-type: none"> All Hospitality Uses F&B |
| Prohibited Uses | <ul style="list-style-type: none"> Industrial uses Major infrastructure General commercial use |
| Conditional Uses | <ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Serviced Residential Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> Car parking garage Guard house Staff quarters Store rooms |
| Average Plot Size | N/A |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 70% |
| Minimum Landscape Coverage | 15% |
| Maximum FAR | 1.2 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 19.2m (metres) (including maximum 1.2m parapet); 4 storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | 4m |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|---|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | <ul style="list-style-type: none"> N/A |
| Ancillary Building | <ul style="list-style-type: none"> N/A |
| Building to Building Setback Between Multiple Buildings on same lot | <ul style="list-style-type: none"> N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |
| Mechanical Equipment | <ul style="list-style-type: none"> At grade water tank and mechanical equipment: Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities |



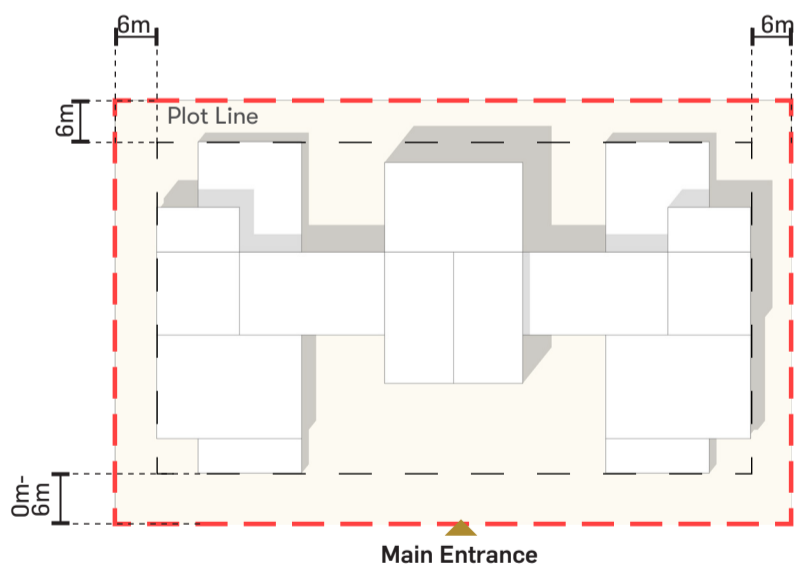
Development Requirements

Parking

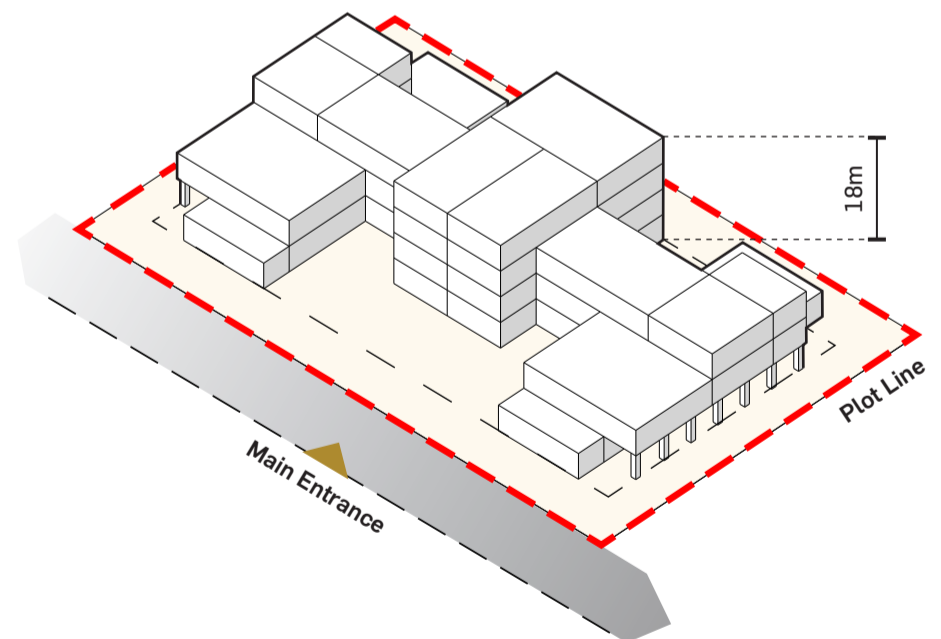
| | |
|------------------|---|
| Parking Rate | 0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan) |
| Parking Location | Required parking stalls shall be provided within the lot boundary |

Fencing and Walls

| | |
|-------------------------|---------------|
| Location | Not permitted |
| Height of Boundary wall | N/A |



PLAN



3D VIEW

Figure 4: AlUla Hotel (Medium Density)) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Design Requirements

Category H3: HOTEL HIGH DENSITY

General Description: The Hotel Medium Density (H3) is a land use established for high density hotels plots planned in proximity to City Centres within the AIUla Central and South districts to provide the critical hospitality for AIUla.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Hospitality |
| Land use Level 2 | Hotel (High Density) |
| Permitted Uses | <ul style="list-style-type: none"> • All Hospitality Uses • F&B |
| Prohibited Uses | <ul style="list-style-type: none"> • Industrial uses • Major infrastructure • General commercial use |
| Conditional Uses | <ul style="list-style-type: none"> • Standalone food outlet with less than 50 seats • Serviced Residential • Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> • Car parking garage • Guard house • Staff quarters • Store rooms |
| Average Plot Size | N/A |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 70% |
| Minimum Landscape Coverage | 15% |
| Maximum FAR | 2.0 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 19.2m (metres) (including maximum 1.2m parapet); 4 storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | 4m |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|------------------------------------|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> • No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |

Development Requirements

Mechanical Equipment

- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building
- At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

Parking

Parking Rate

0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)

Parking Location

Required parking stalls shall be provided within the lot boundary

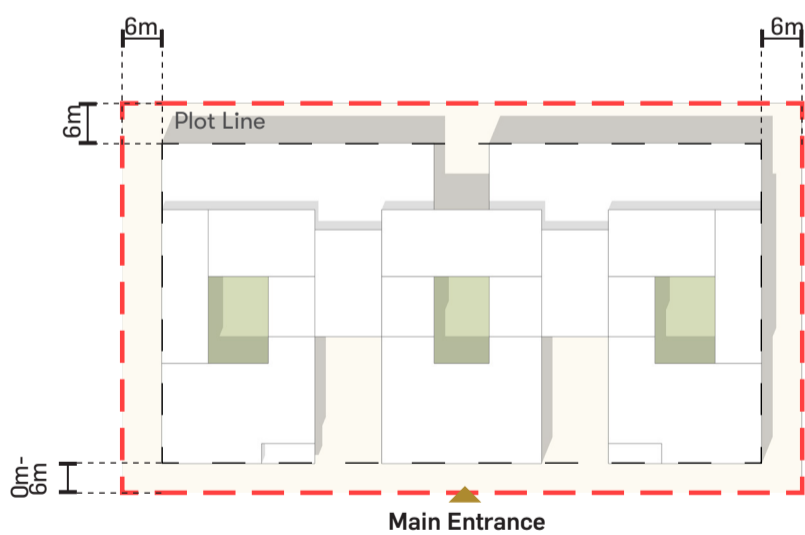
Fencing and Walls

Location

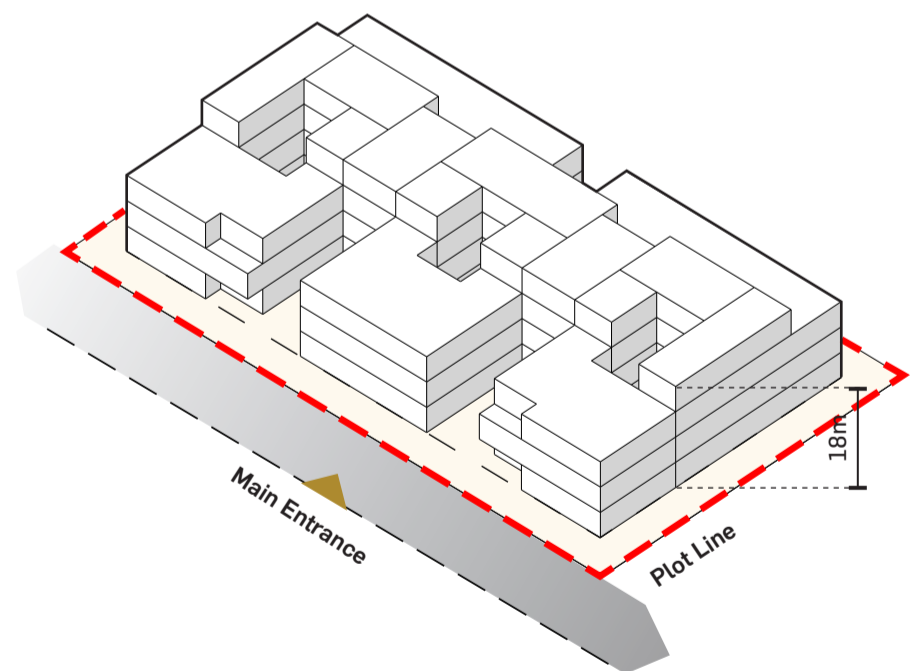
Not permitted

Height of Boundary wall

N/A



PLAN



3D VIEW

Figure 5: AlUla Hotel (High Density) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Design Requirements

Category H4: RESORT

General Description: The Resort (H4) is a land use established for high density hotels plots planned in proximity to City Centres within the AIUla Central and South districts to provide the critical hospitality for AIUla.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Hospitality |
| Land use Level 2 | Resort |
| Permitted Uses | <ul style="list-style-type: none"> All Hospitality Uses F&B |
| Prohibited Uses | <ul style="list-style-type: none"> Industrial uses Major infrastructure General commercial use |
| Conditional Uses | <ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Serviced Residential Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> Car parking garage Guard house Staff quarters Store rooms |
| Average Plot Size | N/A |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 40% |
| Minimum Landscape Coverage | 30% |
| Maximum FAR | 0.6 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 11.2 metres (including maximum 1.2m parapet); 2 storeys |
| Basement Floors | N/A |
| Maximum Height for Accessory Buildings | 4m |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|---|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | <ul style="list-style-type: none"> N/A |
| Ancillary Building | <ul style="list-style-type: none"> N/A |
| Building to Building Setback Between Multiple Buildings on same lot | <ul style="list-style-type: none"> N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |



Development Requirements

Mechanical Equipment

- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building
- At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

Parking

Parking Rate

0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)

Parking Location

Required parking stalls shall be provided within the lot boundary

Fencing and Walls

Location

All around

Height of Boundary wall

2m (Front max.), 2.5m (Side and Rear max.)

Resort Villa Typologies

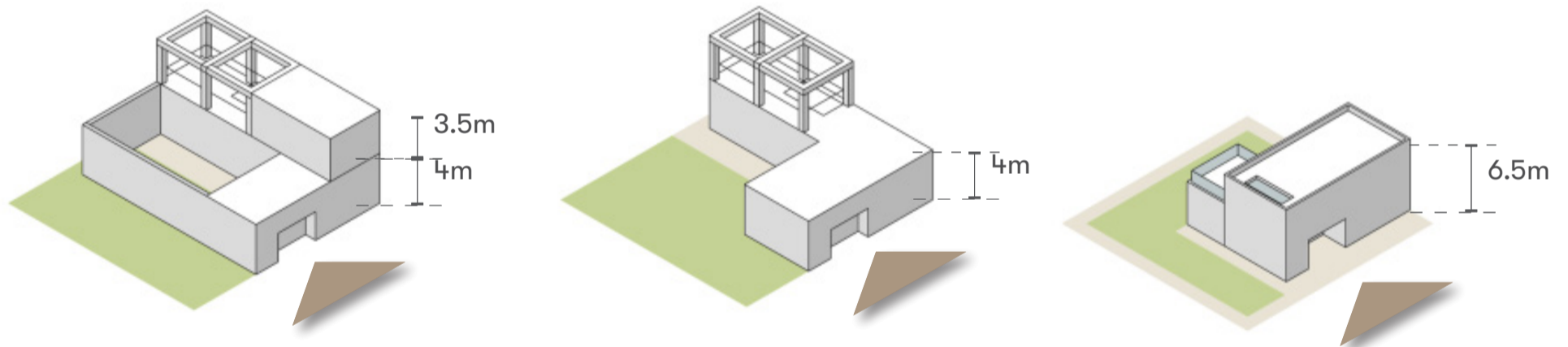
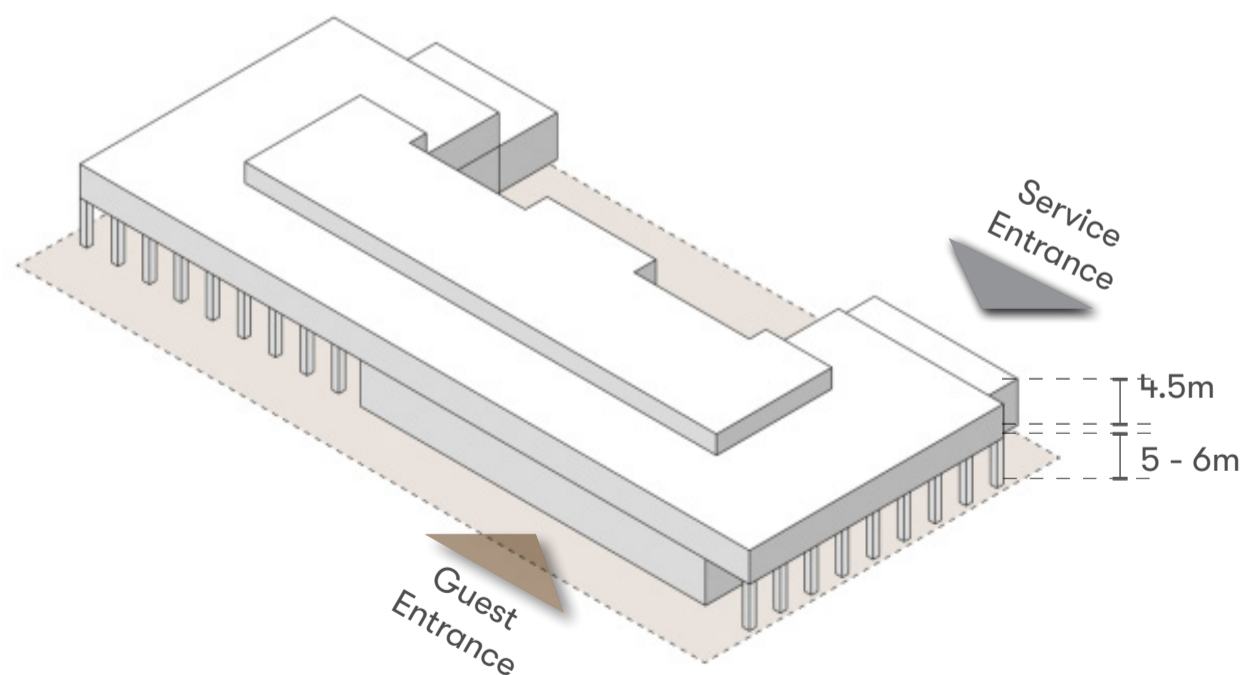


Figure 7: Resort Reception Typology



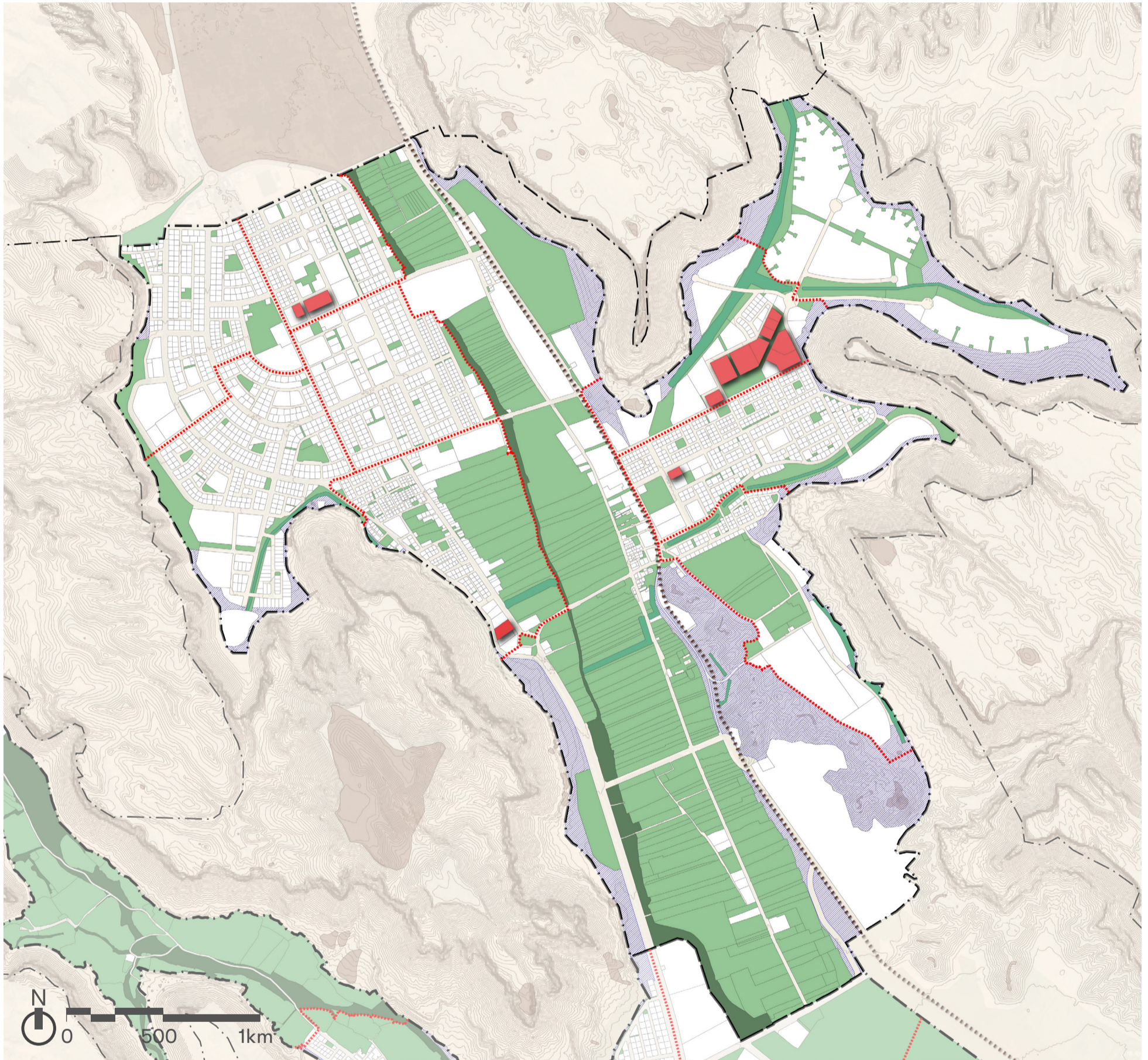
3D VIEW

Figure 6: AlUla Resort View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

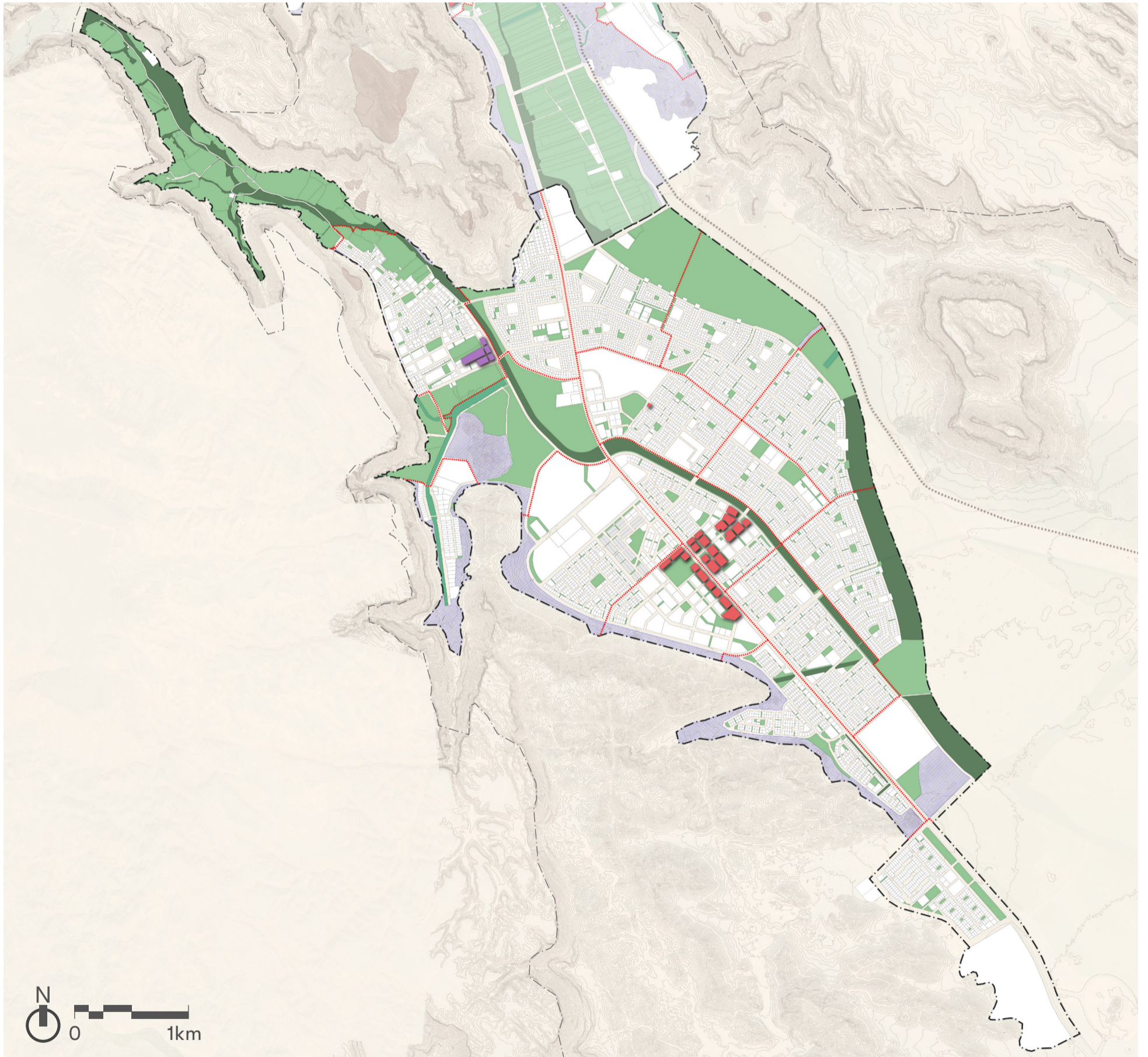
4. Commercial Offices Plots Design Requirements

AIUla Central Commercial Services Offices Distribution Land Use Plan



- LEGEND**
- MUO-Mixed Use Office
 - O-Office
 - BP-Business Park
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Commercial Services Offices Distribution Land Use Plan



- LEGEND**
- MUO-Mixed Use Office
 - O-Office
 - BP-Business Park
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Commercial Offices Plots Design Requirements

Category MUO: MIXED USE OFFICES

Description - The Mixed Use Office Land use (MUO) is planned in city centres to provide the critical office stock within the city and provide activity uses at ground level to ensure 24x7 vibrancy.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Office Land Use.

| Development Requirements | |
|---|---|
| Uses | |
| Land use Level 1 | Commercial Services - Office |
| Land use Level 2 | Mixed Use Office |
| Permitted Uses | <ul style="list-style-type: none"> Commercial Offices Retail and F&B Front Offices |
| Prohibited Uses | <ul style="list-style-type: none"> Industrial uses Major infrastructure |
| Conditional Uses | <ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> Car parking garage Guard house Store rooms |
| Average Plot Size | 2,000 sqm |
| Coverage | |
| Maximum Plot Coverage | 80% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.8 |
| GFA | |
| Split | 75% Office, 25% Retail |
| Building | |
| Maximum Height (Roof Line) | 27.2m (metres) (including maximum 1.2m parapet), 6 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |
| Building Setback (Minimum) | |
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |
| Service Areas and Equipment | |
| Loading Docks | <ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | • No outdoor storage shall be allowed |
| Refuse Storage Areas | • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |



Development Requirements

Mechanical Equipment

- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building
- At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

Parking

Parking Rate

1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.

Parking Location

Required parking stalls shall be provided within the lot boundary

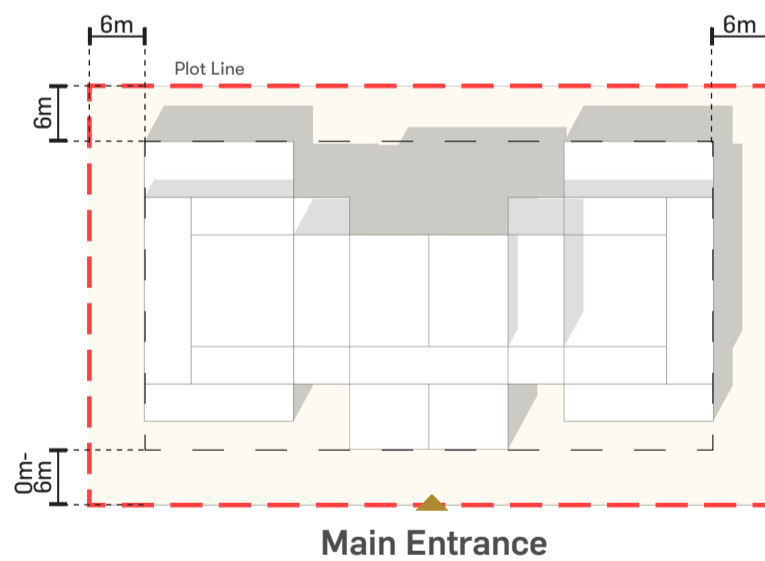
Fencing and Walls

Location

Not permitted

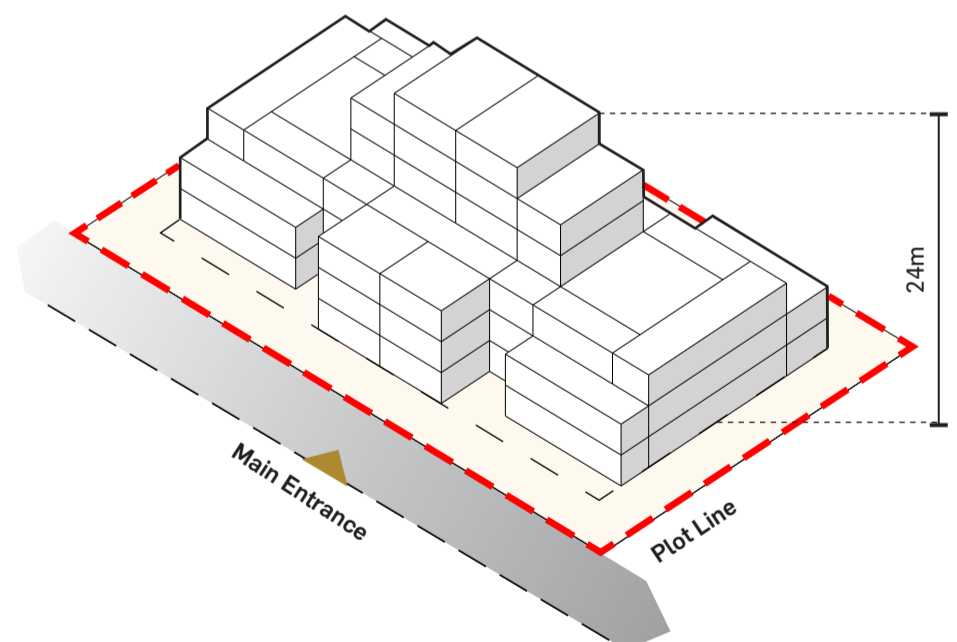
Height of Boundary wall

N/A



PLAN

Figure 8: AIUla Mixed Use Office Plan and View



3D VIEW

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Mixed Use Office, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

Commercial Offices Plots Design Requirements

Category O: OFFICES

Description - The Office Land use (O) is planned in city centres and Urban SEEDs to provide the critical office stock within the city.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Office Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Services - Office |
| Land use Level 2 | Office |
| Permitted Uses | <ul style="list-style-type: none"> Commercial Offices Front Offices |
| Prohibited Uses | <ul style="list-style-type: none"> Industrial uses Major infrastructure |
| Conditional Uses | <ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> Car parking garage Guard house Store rooms |
| Average Plot Size | 2,000 sqm |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 80% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.8 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 15.2m (metres) (including maximum 1.2m parapet), 3 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|---|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | <ul style="list-style-type: none"> N/A |
| Ancillary Building | <ul style="list-style-type: none"> N/A |
| Building to Building Setback Between Multiple Buildings on same lot | <ul style="list-style-type: none"> N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |
| Mechanical Equipment | <ul style="list-style-type: none"> At grade water tank and mechanical equipment: Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities |

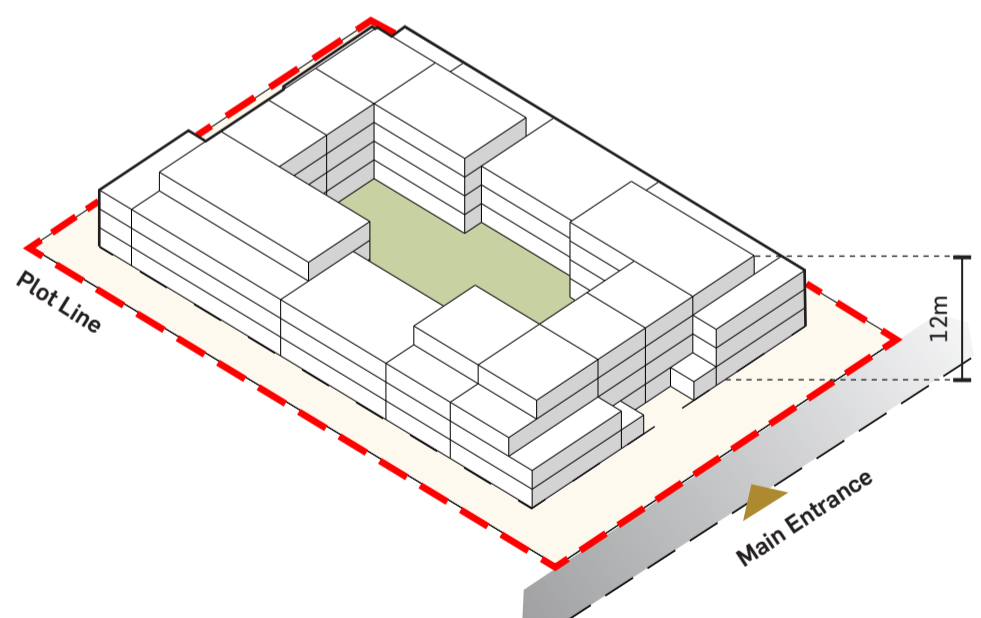
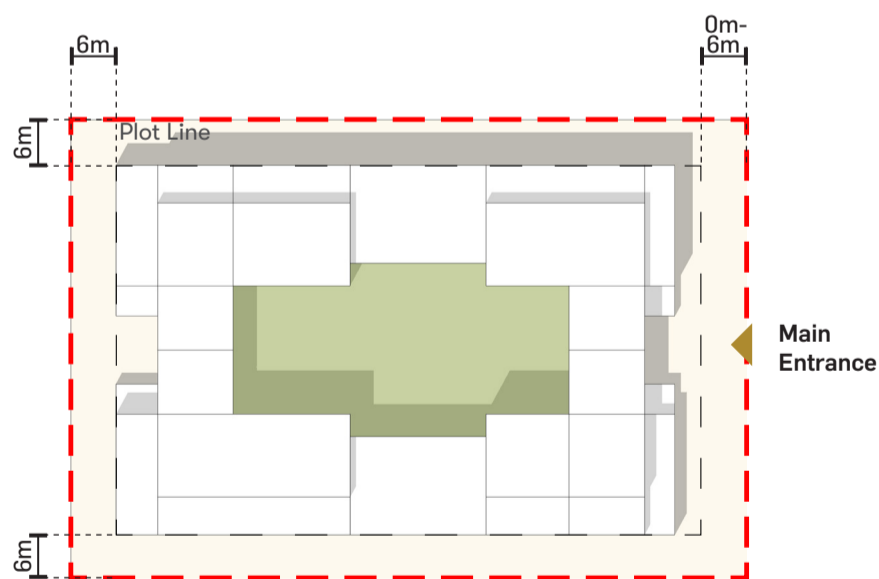
Development Requirements

Parking

| | |
|------------------|---|
| Parking Rate | 1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU. |
| Parking Location | Required parking stalls shall be provided within the lot boundary |

Fencing and Walls

| | |
|-------------------------|---------------|
| Location | Not permitted |
| Height of Boundary wall | N/A |



PLAN

3D VIEW

Figure 9: Office Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Office typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

Commercial Offices Plots Design Requirements

Category BP: BUSINESS PARK

Description - The Business Land use (BP) is planned in strategic locations in proximity to the University. This land use has been planned to host start-ups and incubators business along with commercial office in a more campus like setting.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Business Park Land Use.

Development Requirements

Uses

| | |
|-------------------|---|
| Land use Level 1 | Commercial Services - Office |
| Land use Level 2 | Mixed Use Office |
| Permitted Uses | <ul style="list-style-type: none"> • Commercial Offices • Front Offices • Shared Office spaces |
| Prohibited Uses | <ul style="list-style-type: none"> • Industrial uses • Major infrastructure |
| Conditional Uses | <ul style="list-style-type: none"> • Standalone food outlet with less than 50 seats • Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> • Car parking garage • Guard house • Store rooms |
| Average Plot Size | 4,000 sqm |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 70% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.0 |

Building Setback

| | |
|--|---|
| Maximum Height (Roof Line) | 15.2m (metres) (including maximum 1.2m parapet), 3 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|------------------------------------|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> • No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |
| Mechanical Equipment | <ul style="list-style-type: none"> • At grade water tank and mechanical equipment: Shall be located to the side or rear of the building • At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities |



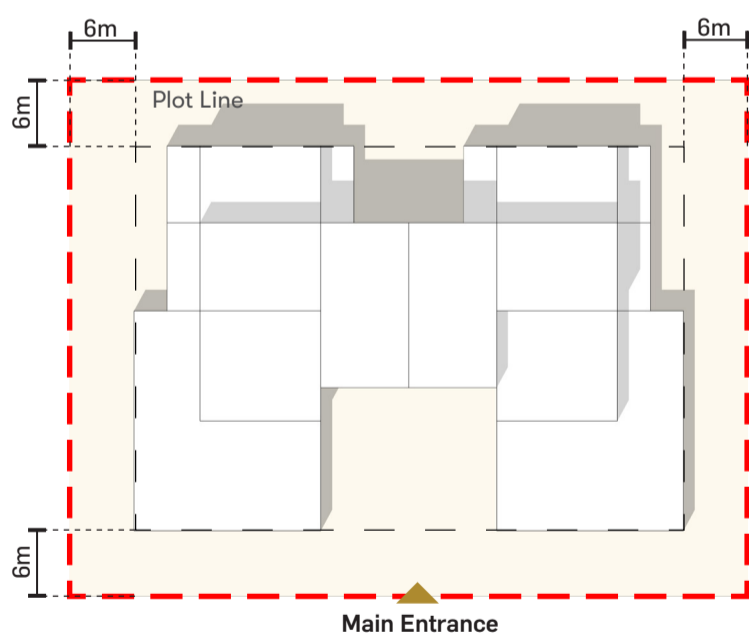
Development Requirements

Parking

| | |
|------------------|---|
| Parking Rate | 1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU. |
| Parking Location | Required parking stalls shall be provided within the lot boundary |

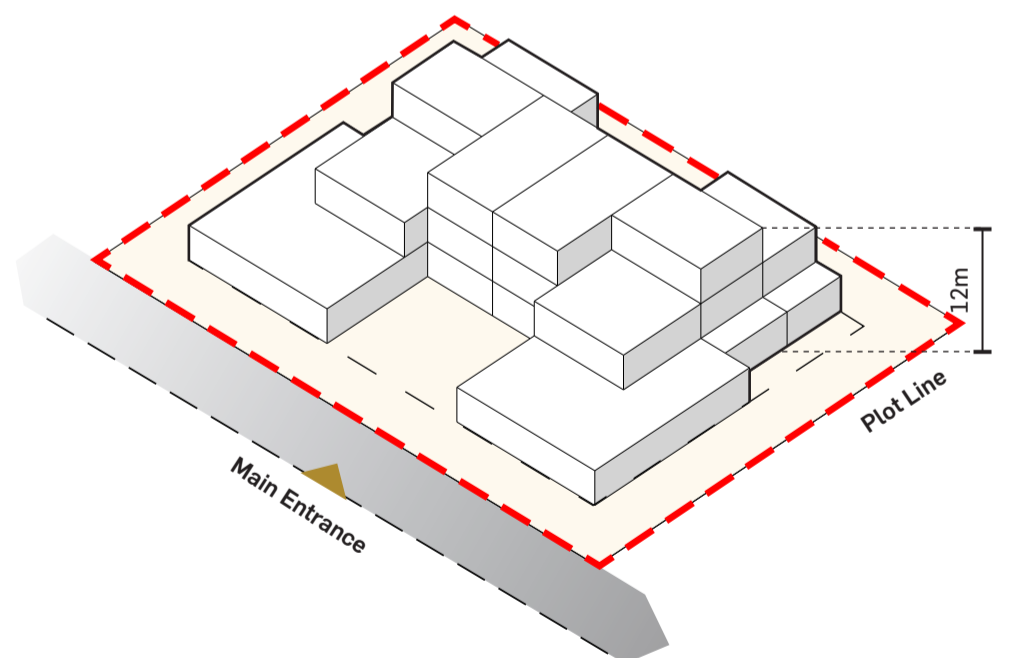
Fencing and Walls

| | |
|-------------------------|---------------|
| Location | Not permitted |
| Height of Boundary wall | N/A |



PLAN

Figure 10: Business Park Plan and View



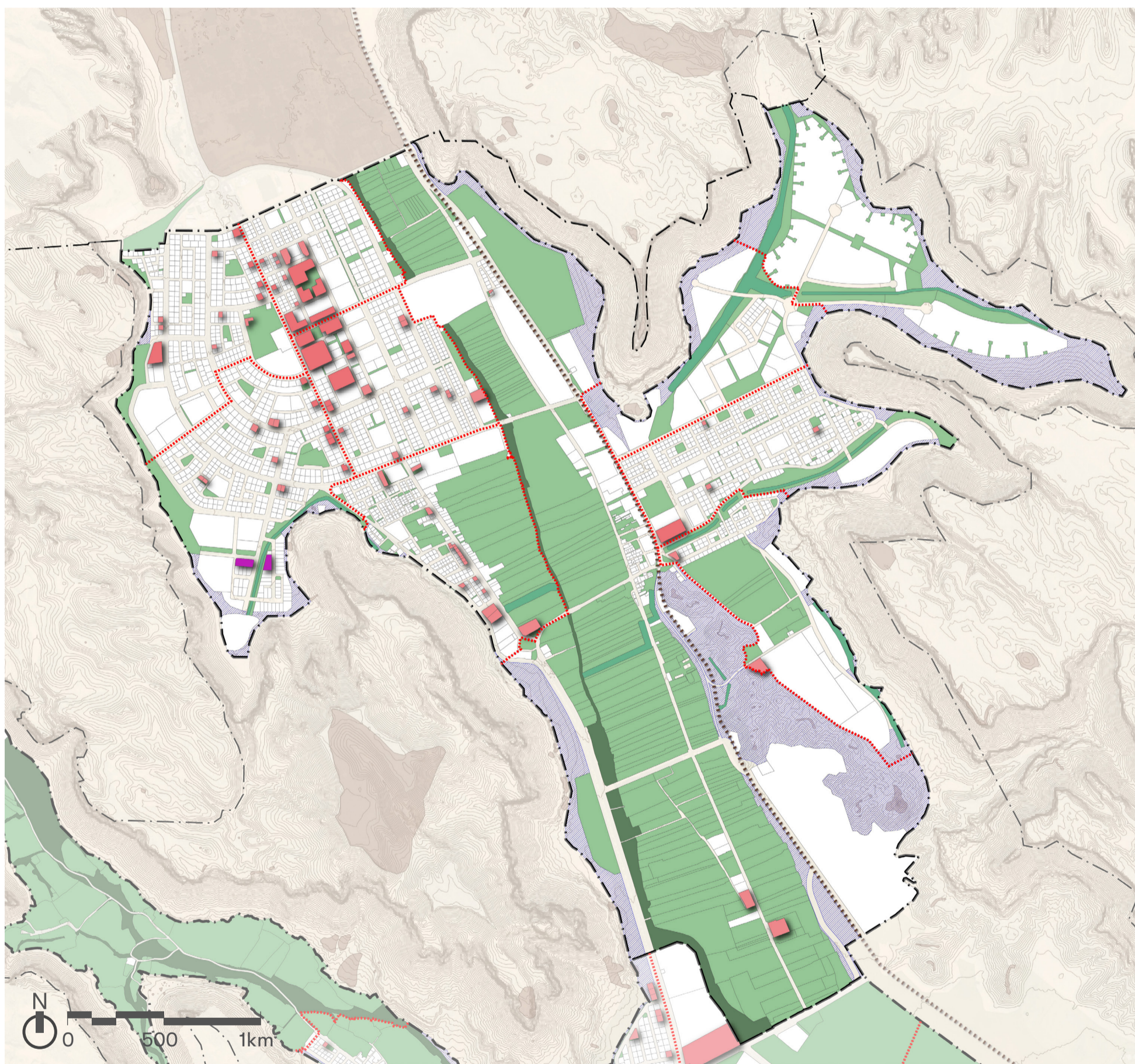
3D VIEW

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Business Park typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

5. Commercial Retail Plots Design Requirements

AIUla Central Commercial Services Retail Land Use Plan

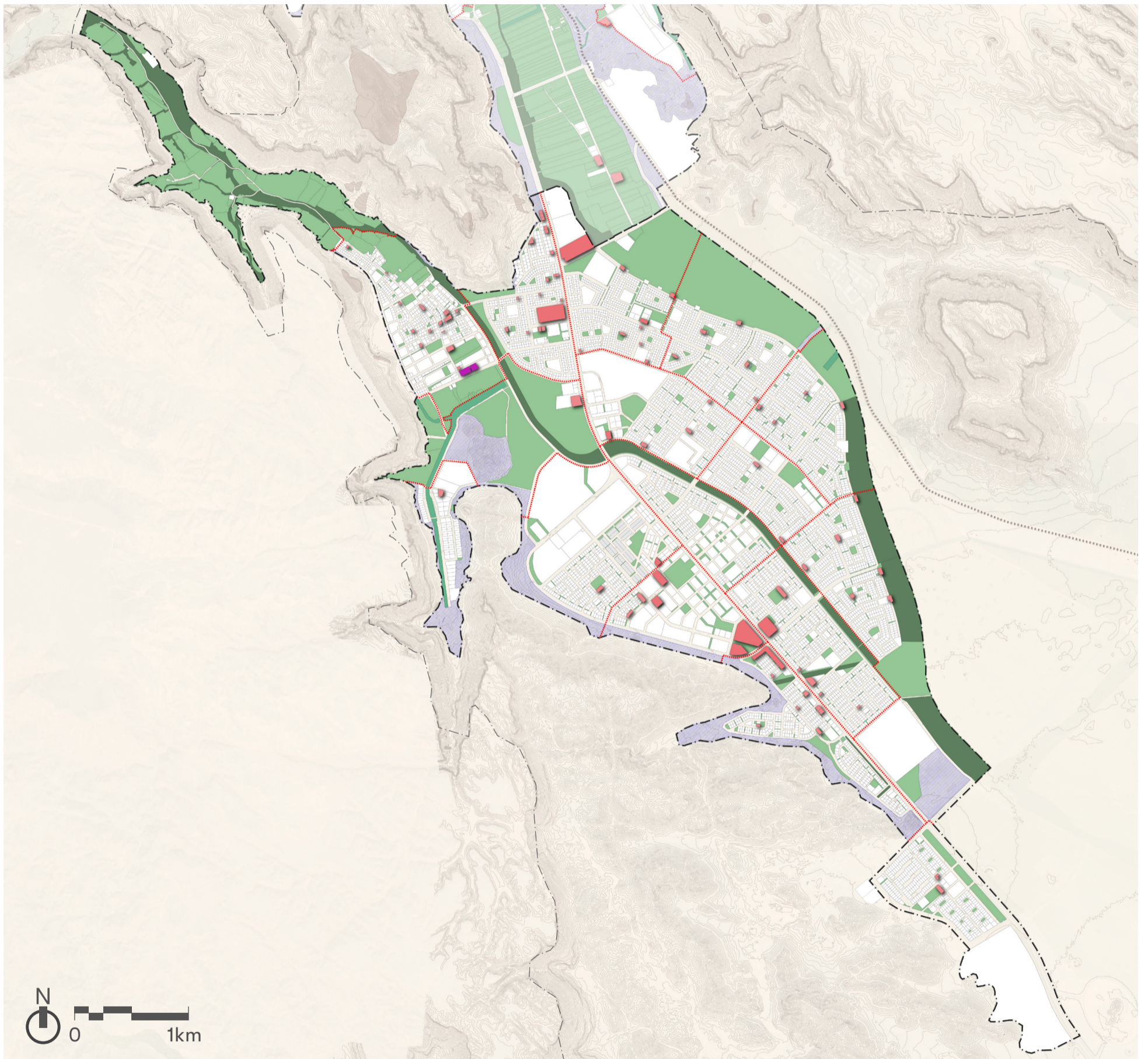


LEGEND

- RT1-District Centre Retail & F&B
- RT2-Neighborhood/Local Retail and F&B
- RT3-Warehouse Retail
- WA-Wadi
- Open Space and Farms
- EN1-No build Zones
- Plots



AlUla South Commercial Services Retail Land Use Plan



- LEGEND**
- RT1-District Centre Retail & F&B
 - RT2-Neighborhood/Local Retail and F&B
 - RT3-Warehouse Retail
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Commercial Retail Plots Design Requirements

Category RT1: DISTRICT CENTRE RETAIL & F&B

Description - The District Centre Retail and F&B Land use (RT1) is planned in strategic locations within the City Centres. This typology refers to large format retail planned within AIULa Central Core ERBA and the Eastern Canyon Urban Centre.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the District Centre Land Use.

Development Requirements

Uses

| | |
|-------------------|--|
| Land use Level 1 | Commercial Services - Retail |
| Land use Level 2 | District Centre Retail & F&B |
| Permitted Uses | <ul style="list-style-type: none"> • Retail • Front Offices • Food & Beverage • Wellness (Spa) • Private Outpatient Clinics |
| Prohibited Uses | <ul style="list-style-type: none"> • Industrial uses • Major infrastructure |
| Conditional Uses | <ul style="list-style-type: none"> • Offices • Serviced Residential • Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> • Car parking garage • Guard house • Store rooms |
| Average Plot Size | 2,500 sqm |

Coverage

| | |
|----------------------------|-----|
| Maximum Plot Coverage | 80% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.0 |

Building

| | |
|--|---|
| Maximum Height (Roof Line) | 19.2m (metres) (including maximum 1.2m parapet), 4 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIULa |
| Building Form | Detached |

Building Setback (Minimum)

| | |
|---|------------------------------------|
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |

Service Areas and Equipment

| | |
|----------------------|---|
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> • No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |



Development Requirements

Mechanical Equipment

- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building
- At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

Parking

Parking Rate

1 parking space per 50sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Additional visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.

Parking Location

Required parking stalls shall be provided within the lot boundary

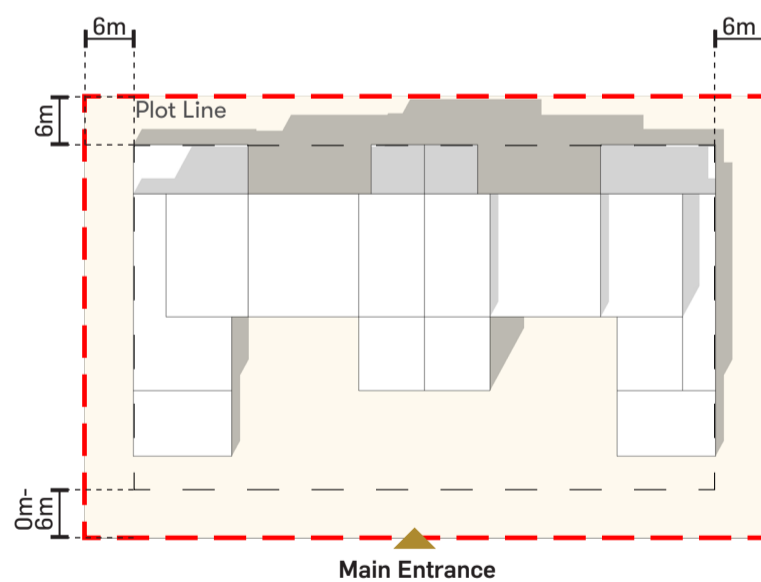
Fencing and Walls

Location

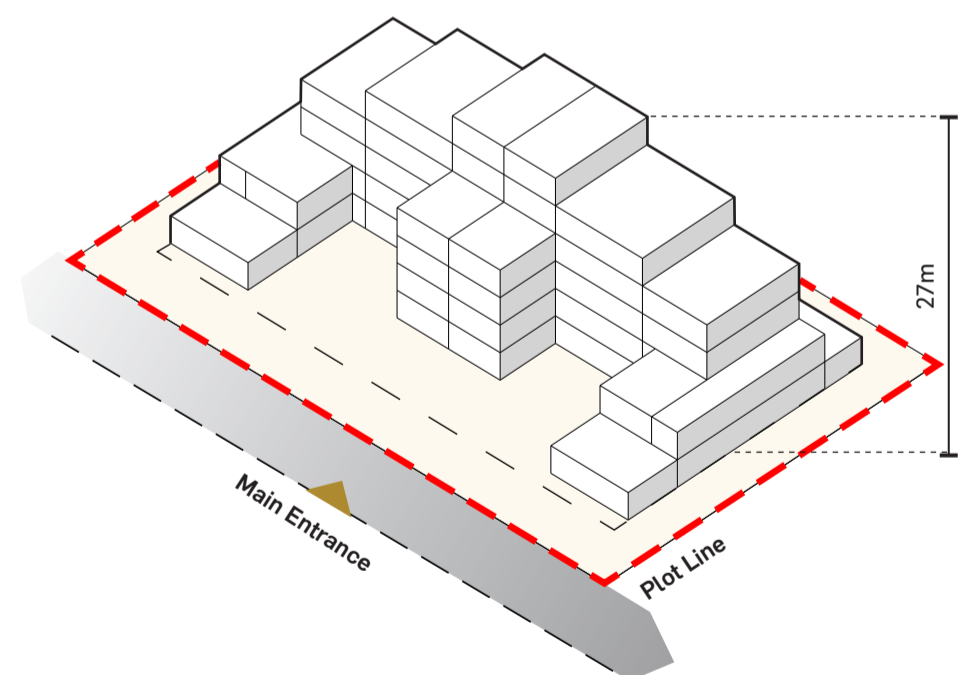
Not permitted

Height of Boundary wall

N/A



PLAN



3D VIEW

Figure 11: District Centre Retail Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the District Centre Retail typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

Commercial Retail Plots Design Requirements

Category RT2: NEIGHBORHOOD/LOCAL RETAIL AND F&B

Description - The Neighborhood Centre Retail and F&B Land use (RT2) is planned in strategic locations within the Urban SEEDs. This typology refers to convenience retail, including supermarkets and daily needs shops. The retail clusters are largely planned in Neighborhood Centres and residential communities at ground level. The architecture of these centres shall follow the architectural style of the surrounding community.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Neighborhood Centre Land Use.

| Development Requirements | |
|---|---|
| Uses | |
| Land use Level 1 | Commercial Services - Retail |
| Land use Level 2 | Neighborhood Centre Retail & F&B |
| Permitted Uses | <ul style="list-style-type: none"> • Retail • Front Offices • Food & Beverage • Wellness (Spa) • Private Outpatient Clinics |
| Prohibited Uses | <ul style="list-style-type: none"> • Industrial uses • Major infrastructure |
| Conditional Uses | <ul style="list-style-type: none"> • Offices • Serviced Residential • Public facilities |
| Ancillary Uses | <ul style="list-style-type: none"> • Car parking garage • Guard house • Store rooms |
| Average Plot Size | 1,500 sqm |
| Coverage | |
| Maximum Plot Coverage | 80% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.0 |
| Building | |
| Maximum Height (Roof Line) | 15.2m (metres) (including maximum 1.2m parapet), 3 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |
| Building Setback (Minimum) | |
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | • N/A |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |
| Service Areas and Equipment | |
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |
| Outdoor Storage Area | <ul style="list-style-type: none"> • No outdoor storage shall be allowed |
| Refuse Storage Areas | <ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application. |



Development Requirements

Mechanical Equipment

- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building
- At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

Parking

Parking Rate

1 parking space per 50sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Additional visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.

Parking Location

Required parking stalls shall be provided within the lot boundary

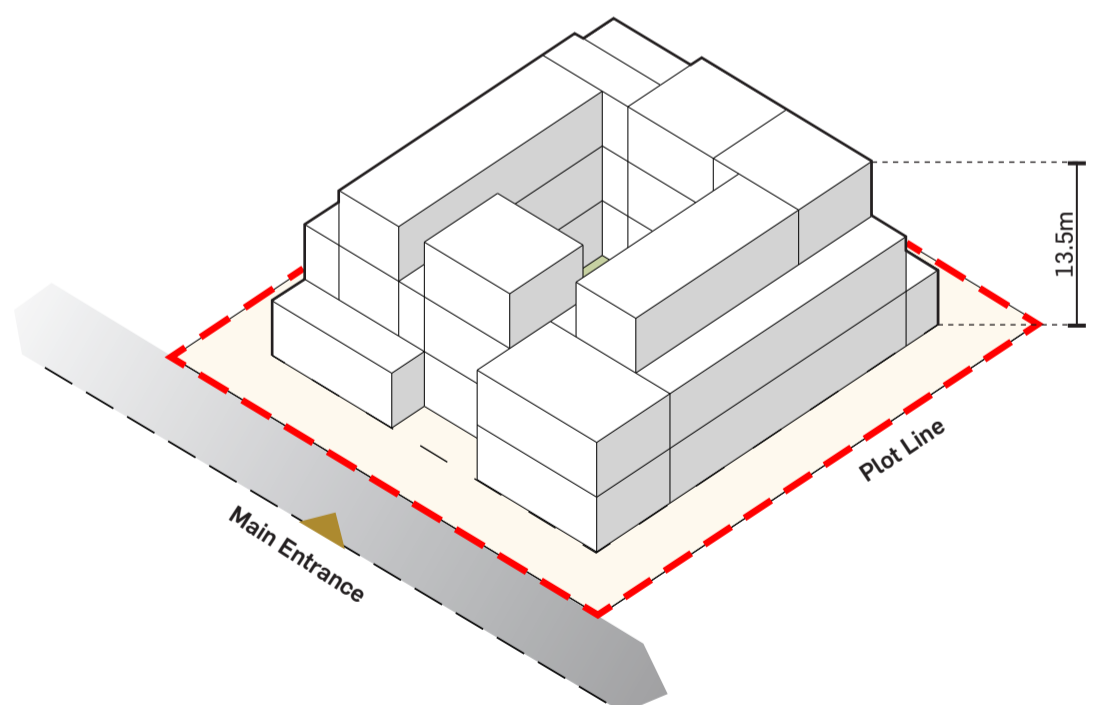
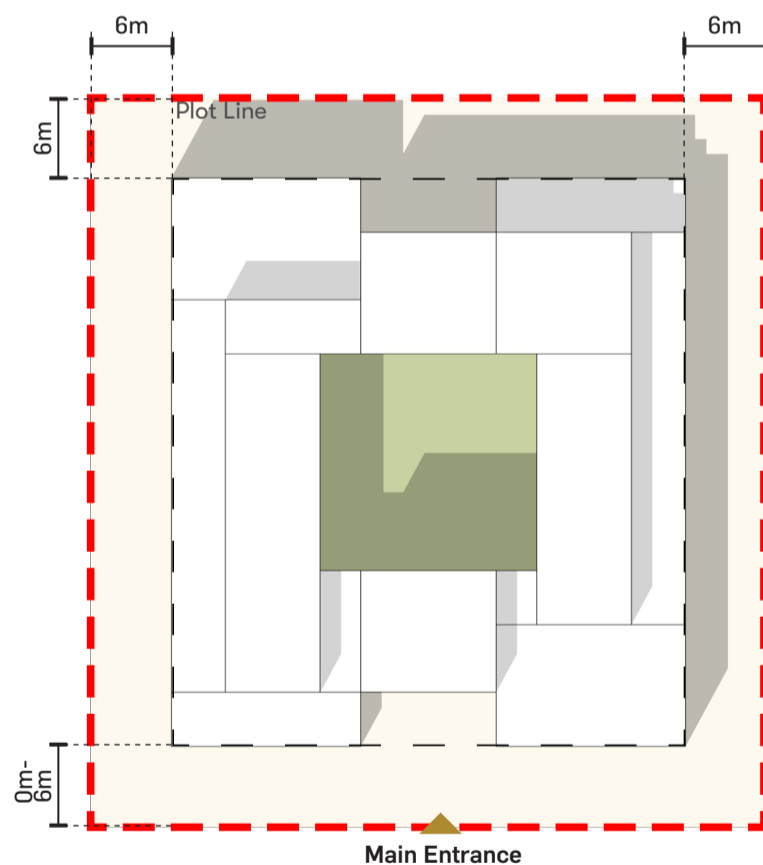
Fencing and Walls

Location

Not permitted

Height of Boundary wall

N/A



PLAN

3D VIEW

Figure 12: AlUla Neighborhood/Local Retail and F&B Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Retail typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

Commercial Retail Plots Design Requirements

Category RT2: NEIGHBORHOOD/LOCAL RETAIL AND F&B

Description - The Warehouse Retail Zone (RT3) is established to accommodate businesses that encompass elements of retail, warehouse and industrial functions together. The permissible commercial activities typically are “stand alone” or “big box” developments that require larger lots. As big box retail, warehouse and light industrial functions are complementary, developments within this zone shall operate as a single entity, and subletting retail or warehousing activities are not supported.

The Requirements provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Warehouse Centre Land Use.

| Development Requirements | |
|---|---|
| Uses | |
| Land use Level 1 | Commercial Services - Retail |
| Land use Level 2 | Warehouse Retail |
| Permitted Uses | <ul style="list-style-type: none"> • Single-user Big box retail and warehousing • All types of light industrial use • Product showroom |
| Prohibited Uses | <ul style="list-style-type: none"> • Major Infrastructure Installations • General industrial, special industrial • Worker’s dormitory, Religious use, Vehicle park (car/lorry) • All other type of commercial use |
| Conditional Uses | <ul style="list-style-type: none"> • Complementary uses not exceeding 35% of the GFA dependent on RCU approval |
| Ancillary Uses | <ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area • Management Office, meeting room • Display area(own products) |
| Average Plot Size | 3,000 sqm |
| Coverage | |
| Maximum Plot Coverage | 50% |
| Minimum Landscape Coverage | 10% |
| Maximum FAR | 1.0 |
| Building | |
| Maximum Height (Roof Line) | 19.2m (metres) (including maximum 1.2m parapet), 3 Storeys |
| Basement Floors | 2 |
| Maximum Height for Accessory Buildings | N/A |
| Floor to Floor Height | Refer to Table (1) of The Urban Design General Guidelines - Central and South AIUla |
| Building Form | Detached |
| Building Setback (Minimum) | |
| Main Building | Front - 6 m; Side 6m and Rear - 6m |
| Basement Setback | <ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees) |
| Ancillary Building | • N/A |
| Building to Building Setback Between Multiple Buildings on same lot | • N/A |
| Service Areas and Equipment | |
| Loading Docks | <ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses |



Development Requirements

| | |
|----------------------|---|
| Outdoor Storage Area | <ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees) |
| Refuse Storage Areas | • N/A |
| Mechanical Equipment | • N/A |

Parking

| | |
|------------------|---|
| Parking Rate | 1 Car park per 40sqm GFA (Further parking requirements for cycles, lorries and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan) |
| Parking Location | Required parking stalls shall be provided within the lot boundary |

Fencing and Walls

| | |
|-------------------------|------------|
| Location | All Around |
| Height of Boundary wall | 2m |

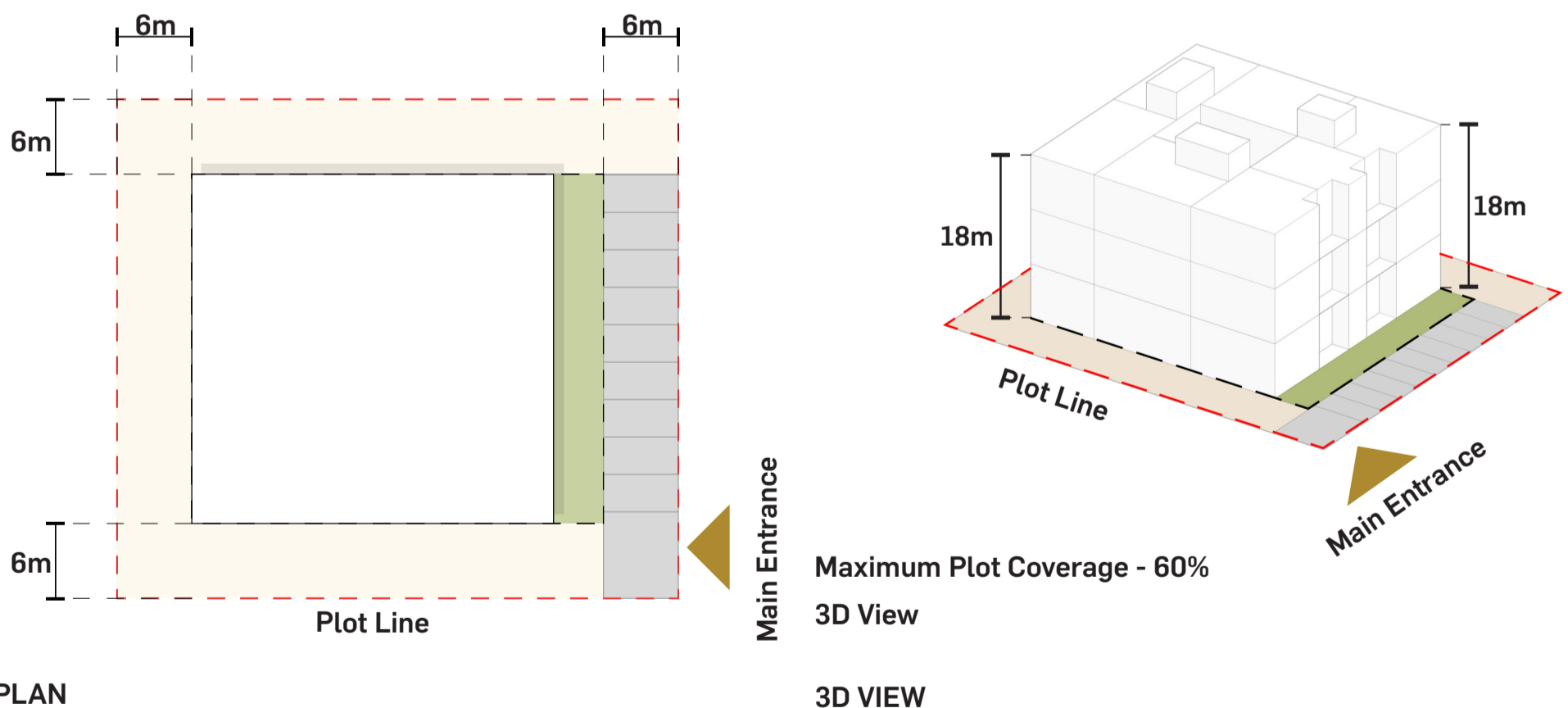


Figure 13: AIUla Warehouse Retail Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Retail typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

6. List of Abbreviations

| Abbreviation | Full name |
|--------------|--------------------------------|
| RCU | ROYAL COMMISSION FOR ALULA |
| RCU CZP | RZU COUNTY ZONING AND PLANNING |
| MP2 | MASTER PLAN AREA 2 |
| MP1 | MASTER PLAN AREA 1 |
| FAR | FLOOR TO AREA RATIO |
| GFA | GROSS FLOOR AREA |
| N/A | NOT APPLICABLE |



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